2/23/09 4:28:51
BK 603 PG 363
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Staff Attorney
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 09-1024

Indexing Instructions: Lot 28, Section B, Conger Court Subd
Hernando, DeSoto County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Venture Signature Homes, LLC,** does hereby sell, convey and warrant unto **Pam D. Montgomery, a married woman, as sole owner,** the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 28, Section B, CONGER COURT SUBDIVISION, in Section 24, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 68, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # **3086-2404.1-00028.00**

Property Address: **3074 Conger Court West, Hernando, MS 38632**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantor herein further warrants that subject property constitutes no part of its homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this 20th day of February, 2009.

VENTURE SIGNATURE HOMES, LLC

By: _____(SEAL)
Charles Stott, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Charles Stott**, who acknowledged that he is a Member of **VENTURE SIGNATURE HOMES, LLC**, and that for and on behalf of the said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 20th day of February, 2009.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 3077 SHERRI T. DAVIS Commission Expires March 20, 2012 DESOTO COUNTY

_____
Notary Public

(S E A L)

My Commission Expires:

GRANTOR:
Venture Signature Homes, LLC
1817 Notting Hill Drive
Hernando, MS 38632
HOME: N/A
WORK: (662) 429-8092

GRANTEE
Pam D. Montgomery
3074 Conger Court West
Hernando, MS 38632
HOME: (662) 560-7330
WORK: (662) 363-3824